

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 19, 2015



RP15-05: proposed Replat of Lot 1R in Block 6 of Cavitt's Southmore Addition

SIZE AND LOCATION: 7.267 acres of land extending southeast from South Gordon Street between East 31st Street and Carter Creek Parkway

EXISTING LAND USE: church, single-family residence

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): James Nachlinger

AGENT: Jeff Robertson, McClure & Browne Engineering

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND AND RECOMMENDATION:

The applicants are proposing to replat one 7.267-acre lot into three lots (proposed Lots 1A-R, Lot 2-R and Lot 3-R, Block 6, Cavitt's Southmore Addition). One of the three proposed lots is currently occupied by a single-family home and one by the First Presbyterian Church. One proposed lot will be created to accommodate future development. The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend approving this proposed replat.